| 041.0 | 0006 | 0022.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 975,500 / 975,500 |
| | | | | | USE VALUE: | 975,500 / 975,500 |
| | | | | | ASSESSED: | 975,500 / 975,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 39 | -41 | FORDHAM ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MURRAY PAUL D/TRUSTEE |
| Owner 2: | 39-41 FORDHAM ST REALTY TRUST |
| Owner 3: | |
| Street 1: | 19 AGAWAM RD |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01890 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MURRAY PAUL D/ETAL - |
| Owner 2: | MURRAY LUCILLE & PAUL D JR - |
| Street 1: | 19 AGAWAM ROAD |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: |
| Postal: | 01890 |

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2784 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4500.000 | 526,000 | 5,500 | 444,000 | 975,500 |
| Total Card | 0.103 | 526,000 | 5,500 | 444,000 | 975,500 |
| Total Parcel | 0.103 | 526,000 | 5,500 | 444,000 | 975,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.40 /Parcel: 350.40

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 28758

**GIS Ref**

**GIS Ref**

**Insp Date** 11/09/18

!3494!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 041.0-0006-0022.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 526,000 | 5500 | 4,500. | 444,000 | 975,500 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 501,500 | 5500 | 4,500. | 444,000 | 951,000 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 501,500 | 5500 | 4,500. | 444,000 | 951,000 | 951,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 387,400 | 5500 | 4,500. | 471,800 | 864,700 | 864,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 387,400 | 5500 | 4,500. | 344,100 | 737,000 | 737,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 362,700 | 5500 | 4,500. | 299,700 | 667,900 | 667,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 362,700 | 5500 | 4,500. | 255,300 | 623,500 | 623,500 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 321,900 | 5500 | 4,500. | 249,800 | 577,200 | 577,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 23:09:56 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 14:08:46 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3494

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MURRAY PAUL D/E | 60504-587 | | 11/16/2012 | Convenience | 1 | No | No | | |
| | 18957-547 | | 4/27/1994 | | 219,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 28758 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/15/2009 | Measured | 372 | PATRIOT |
| 2/9/2000 | Mailer Sent | | |
| 2/9/2000 | Measured | 197 | PATRIOT |
| 11/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10331 | Total SF/SM: | 4500 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 443,999 | Spl Credit | | Total: | 444,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1919 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.07527328 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 195.465 |
| Other Features: | 107500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 714704 |
| Depreciation: | 188682 |
| Depreciated Total: | 526022 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 5 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

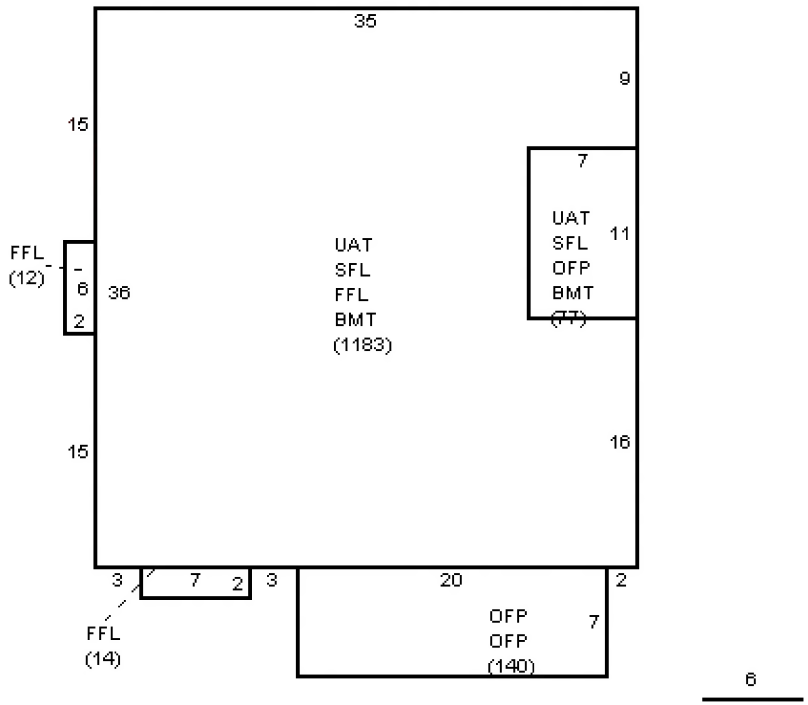
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| 1 | 6 | 2 | |
| Totals | | | |
| 2 | 12 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 195.47 |
| Special Features: | 0 | Val/Su Net: | 119.52 |
| Final Total: | 526000 | Val/Su SzAd | 213.04 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,260 | 58.640 | 73,886 |
| SFL | Second Floor | 1,260 | 195.470 | 246,286 |
| FFL | First Floor | 1,209 | 195.470 | 236,317 |
| OFP | Open Porch | 357 | 21.330 | 7,615 |
| UAT | Upper Attic | 315 | 136.830 | 43,100 |

| Net Sketched Area: | 4,401 | Total: | 607,204 |
|---|---|---|---|
| Size Ad | 2469 | Gross Area | 5346 | FinArea | 2784 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 041.0-0006-0022.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 21X21 | A | AV | 1919 | 20.67 | T | 40 | 104 | | | 5,500 | | | 5,500 |

| More: | N | Total Yard Items: | 5,500 | Total Special Featues: | | Total: | 5,500 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc